

DEED OF DISTRIBUTION

008314

That Carol E. Cragin, of Boothbay Harbor, Lincoln County, State of Maine, duly appointed and acting personal representative of the Estate of Priscilla F. McLaughlin, deceased, as shown by the probate records of the County of Lincoln, Maine, by the powers conferred by law, and every other power, (in distribution of the estate), grants to CAROL E. CRAGIN, of Boothbay Harbor, Lincoln County, State of Maine, whose mailing address is 2 Pear Street, Boothbay Harbor, Maine 04538 being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

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Being Lot #38 on a plan of Gilman Heights, drawn by Francis Y. Armstrong, C.E., dated December 4, 1939 and recorded in Plan Book 12, Page 77, Kennebec Registry of Deeds.

Subject, however, to the following restrictions numbered from 1 to 13, inclusive, which will be binding upon the said grantees and all persons claiming or holding under or through said grantee.

Section 1. No lot or land shall be sold the dimensions of which are less than seventy-five (75) feet by one hundred (100) feet.

Section 2. That said land shall be used only for residential purposes and not more than one (1) residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any one time, nor shall said lot be sub-divided or so sold or leased in parcels, nor shall any buildings at any time situated on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

Section 3. The main entrance of any residence built on any lot, any boundary of which abuts Gilman Street, shall face Gilman Street; the main entrance of any residence built on any lot, any boundary of which abuts the First Rangeway, shall face the First Rangeway. The main entrance of any residence built on lots abutting only upon avenues, shall face the nearest avenue boundary line.

Section 4. That any wall of any residence or other outbuildings, including garages, erected on any lot, any boundary of which abuts Gilman Street or the First Rangeway, shall not be erected nearer than thirty-five (35) feet from the Gilman Street line or the First Rangeway Street line; and any other wall of any such residence or other outbuildings, including garages, erected on any lot abutting Gilman Street or the First Rangeway shall not be erected nearer than twenty-five (25) feet from the nearest avenue street line, thereby extending a uniform building line thirty-five (35) feet along the Gilman Street line and along the First Rangeway Street line.

Section 5. That any wall of any residence or other outbuildings, including garages, erected on any lot which abuts only upon avenues, shall not be erected nearer than twenty-five (25) feet from any avenue street line, and any other wall of any such residence or other outbuildings, including garages, erected on said lots, shall not be erected nearer than twenty-five (25) feet from the nearest Avenue Street line, thereby extending a uniform building line twenty-five (25) feet along all avenue street lines.

Section 6. Each residence or other outbuildings including garages, erected on any lot, must provide a space at least fifteen (15) feet on each side of said residence or said outbuildings, including garages, to the respective boundary lines of any adjoining lots.

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Section 7. The cost of each main building on these lots shall be at least eighty-five hundred dollars (\$8,500.00), exclusive of all the buildings, landscaping, and any other improvements of the land not directly affixed to the main building.

Section 8. That no placards or advertising signs other than such as relate to the sale or the leasing of said lot shall be erected or maintained on said lot or any building thereon.

Section 9. That no fences or construction of any kind other than a dwelling shall be at any time erected in any position to interfere with the view from residences on adjoining lots.

Section 10. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

Section 11. That if any owner of two or more contiguous lots purchased from Gilman Heights, Inc. desires to improve said lots as one lot, that in so far as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

Section 12. The grantor herein does not hold himself responsible for the enforcement of the foregoing restrictions.

Section 13. It is understood that this property shall operate under the so-called "New Neighborhood Act" as adopted by the National Association of Real Estate Operators.

Meaning and intending to hereby convey the same premises conveyed to Gordon W. Schumacher and Priscilla F. Schumacher, later known as Priscilla F. McLaughlin, in joint tenancy by Warranty Deed of Nicholas P. Saporita dated December 8, 1949 and recorded in the Kennebec County Registry of Deeds in Book 887, Page 57. The said Gordon W. Schumacher predeceased Priscilla F. McLaughlin, formerly known as Priscilla F. Schumacher.

WITNESS my hand and seal this 24th day of April, 1997.

Carol E. Cragin
Carol E. Cragin

STATE OF MAINE
KENNEBEC, SS

, 1997

Personally appeared before me the above-named Carol E. Cragin in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Hugh T. Corbett
Attorney at Law/Notary Public Hugh T. Corbett

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ATTEST: Theresa R. Rennie
REGISTER OF DEEDS